

**NO TRANSFER
TAX PAID**

EXHIBIT A-1
Doc # 2004032986
Book 8167 Page 0116

WARRANTY DEED

Statutory Short Form

Chinook Building and Development, LLC, a Maine limited liability company with offices located in Benton, Kennebec County, State of Maine, for consideration paid, grant and convey to **LINCOLN WOODS OWNERS ASSOCIATION**, a Maine non-profit corporation, with a mailing address of 7 Lincoln Woods Lane, Waterville, Maine 04901, with Warranty Covenants, a certain undeveloped parcel of land located in Waterville, Kennebec County, Maine, being more particularly bounded and described as follows:

A 2.00 feet wide by 70.00 feet long rectangle along the westerly line of Lincoln Woods, beginning at a point which is a distance of 165.00 feet at S 17-30-36 E from a corner pin (capped 5/8 inch iron rebar scribed John Picket P.L.S 351 set in the ground) on the southerly side of Lincoln Street, thence 2.00 feet at S 72-29-24 W to a point, thence 70.00 feet at S 17-30-36 E to a point, thence 2.00 feet at N 72-29-24 E to a point, thence 70.00 feet at N 17-30-36 W to the point of beginning.

Area of said parcel being 140 square feet.

Excepting and Reserving an easement over the herein described property for the purpose of Grantor providing lawn maintenance service that may be need to benefit Grantor's adjoining property.

Being a portion of the property described in a deed from Gerald E. Roy to Chinook Building and Development, LLC dated May 30, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7430, Page 180.

Banknorth, N.A. joins in this deed to relinquish all of its interest in the above-described property acquired under a certain Mortgage Deed given by Chinook Building and Development, LLC to Banknorth, N.A. dated May 17, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7941, Page 340.

Dated: 10/18, 2004

Signed, Sealed and Delivered
in the presence of:

[Signature]

Chinook Building and Development, LLC

By [Signature]
Gregory A. Roberts, Member

[Signature]

By Laurie L. Roberts
Laurie L. Roberts, Member

[Signature]

Banknorth, N.A.

By [Signature]
Edith Scott
Duly Authorized Officer

② M. & B.S.

P/O
Map 41
Lot 57
Now Part of Dylan Circle

p/o
mug 41
not 57
Paul & Dylan
Civile

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 18, 2004

Then personally appeared the above named Gregory A. Roberts and Laurie L. Roberts, Members of Chinook Building and Development, LLC as aforesaid, and acknowledged the foregoing instrument to be their free act and deed in said capacity and the free act and deed of said company.

Before me,

Sandra L. Butler

Notary Public

Print Name: _____

SANDRA L. BUTLER

Notary Public, Maine

My Commission Expires August 27, 2005



STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 18, 2004

Then personally appeared the above named Edith Scott, duly authorized officer of Banknorth, N.A. as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of said bank.

Before me,

Sandra L. Butler

Notary Public

Print Name: _____

SANDRA L. BUTLER

Notary Public, Maine

My Commission Expires August 27, 2005



Received Kennebec SS.
10/20/2004 11:03AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS